

128.0

0003

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

896,400 / 896,400

USE VALUE:

896,400 / 896,400

ASSESSED:

896,400 / 896,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
31		WALNUT ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: GOODMAN BARBARA C / TRUSTEE

Owner 2: RONALD S SENDER IRREVOCABLE

Owner 3: TRUST

Street 1: 31 WALNUT STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: SENDER RONALD S-ETAL -

Owner 2: GOODMAN BARBARA C -

Street 1: 31 WALNUT STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 12,480 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 1746 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12480		Sq. Ft.	Site		0	80.	0.64	9									635,522						635,500	

Legal Description										User Acct
										83180
										GIS Ref
										GIS Ref
										Insp Date
										03/09/18

 Total Card / Total Parcel  
 896,400 / 896,400  
 896,400 / 896,400  
 896,400 / 896,400


## USER DEFINED

Prior Id # 1: 83180

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

10038

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## PREVIOUS ASSESSMENT

## Parcel ID

128.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,900	0	12,480.	635,500	896,400	896,400	Year End Roll	12/18/2019
2019	101	FV	205,400	0	12,480.	595,800	801,200	801,200	Year End Roll	1/3/2019
2018	101	FV	190,400	0	12,480.	492,500	682,900	682,900	Year End Roll	12/20/2017
2017	101	FV	190,400	0	12,480.	452,800	643,200	643,200	Year End Roll	1/3/2017
2016	101	FV	190,400	0	12,480.	413,100	603,500	603,500	Year End	1/4/2016
2015	101	FV	179,500	0	12,480.	405,100	584,600	584,600	Year End Roll	12/11/2014
2014	101	FV	179,500	0	12,480.	376,500	556,000	556,000	Year End Roll	12/16/2013
2013	101	FV	179,500	0	12,480.	358,300	537,800	537,800		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SENDER RONALD S	75993-363	1	10/27/2020	Convenience		1	No		
	14975-47		4/1/1983		83,500	No	No	Y	

## BUILDING PERMITS

## ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2013	879	Manual	8,000					
2/13/2001	79	Re-Roof	2,500 C					

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 15 - Old Style	1	Rating: Average																			
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall:	%			OthrFix:	Rating:																
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl																					
Color: RED																					
View / Desir:																					
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>									
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1											
Year Blt: 1890	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:		Alt %:		Fpl:	Rating:			Other													
Jurisdct:		Fact: .		WSFlue:	Rating:			Upper													
Const Mod:								Lvl 2													
Lump Sum Adj:								Lvl 1													
								Lower													
								Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1									
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Total Units:				Interior:		1	7	3	M								
Sec Int Wall:	%			Floor:				Additions:													
Partition: T - Typical				% Own:				Kitchen:													
Prim Floors: 3 - Hardwood				Name:				Baths:													
Sec Floors: 4 - Carpet	40 %							Plumbing:													
Bsmnt Flr: 12 - Concrete								Electric:													
Subfloor:								Heating:													
Bsmnt Gar:								General:													
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 1 - Forced H/Air																					
# Heat Sys: 1																					
% Heated: 100		% AC:																			
Solar HW: NO		Central Vac: NO																			
% Com Wall		% Sprinkled:																			
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 128.0-0003-0013.0										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:																				
	Total Special Features:																				
	Total:																				